



**TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
August 12, 2014
112 Confederate Street
4:30 PM**

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. HRB Meeting: June 10, 2014 *[Pages 3-4]*

NEW BUSINESS

1. Request for Certificate of Appropriateness *[Pages 5-9]*

Applicant Name: Bayles Mack & Tina Tomlinson
Owner Name: Rugs & Antiques Inc.
Property Address: 219 & 221 Main Street
Purpose: Request to approve a projecting sign along Main Street
frontage and wall mounted sign at rear entrance to building
Zoning: LC / Historic Overlay

2. Request for Certificate of Appropriateness *[Pages 10-15]*

Applicant Name: Harker Doerre LLC / UC Synergetic
Owner Name: Springs Office Investors LLC, Et Al
Property Address: 123 N. White Street
Purpose: Request to approve a monument sign at the intersection of
N. White Street & McCammon Street
Zoning: GI / Historic Overlay

3. Request for Certificate of Appropriateness *[Pages 16-19]*

Applicant Name: Springland Inc. / Tod Snipes Construction
Owner Name: Springland Inc.

Property Address: 312 N. White Street
Purpose: Replace existing black membrane roof with new white
roofing material
Zoning: R-15 / Historic Overlay

ITEMS FOR INFORMATION / DISCUSSION

1. Discussion of Historic District Design Guidelines

[Page 20]

ADJOURN

**MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
June 10, 2014
The Spratt Building – 215 Main Street
4:30 PM**

Present: Chairman Louis Roman, Chip Heemsoth, Carolyn Blair, Melissa White, Dan Dodd,
Planning Director Joe Cronin

Absent: None

Guests: Chip Smith, Robert Hess, Calvin Elston

Chairman Roman called the meeting to order at 4:30 pm.

APPROVAL OF MINUTES

Mr. Couchenour made a motion to approve the minutes from the May 23, 2014, meeting as presented, with a second by Ms. Blair. The minutes were approved by a vote of 6-0.

NEW BUSINESS

1. **Request for Certificate of Appropriateness: 110 Main Street:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to construct a 620 square foot conference room addition to the Academy Street side of the of 100 Main Street (Process Properties LLC). Chairman Roman questioned the type of materials to be used. Mr. Robert Hess said that the addition would be constructed of brick, and the type and color would be selected to match the existing brick as closely as possible. Mr. Dodd asked about the roofline. Mr. Hess stated that the addition would include a parapet to screen mechanical equipment from the right-of-way. Mr. Couchenour asked whether the metal Gamecock logo would be removed from the Academy Street side of the building. Mr. Chip Smith stated that the logo was not going to be moved. Mr. Couchenour stated that he didn't think the logo was appropriate for the bottom of Main Street. Ms. Blair made a motion to approve the request to construct the addition, provided the materials match the existing brick as closely as possible, and the mechanical equipment is screened from public rights-of-way to the maximum extent possible. Mr. Heemsoth seconded the motion. There being no further discussion, Chairman Roman Called for a vote. The motion was approved by a vote of 5-1, with Mr. Couchenour opposed.
2. **Request for Certificate of Appropriateness: 235 Main Street:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to change the paint color and signage on the front of 235 Main Street. The proposed paint color for the façade would be red to match the existing Pucker Butt Pepper Co. façade on the neighboring building. The door would be changed from red to black. The applicant also proposed to

remove the existing “GUNS” sign from the front of the building and place a new Pucker Butt Pepper Co. sign to the right of the door. Ms. Blair stated that she would like to see the window trim painted white instead of red. Ms. Blair made a motion to approve the request to change the paint colors and signage, contingent upon the window trim being painted white instead of red. Mr. Couchenour seconded the motion. There being no further discussion, Chairman Roman Called for a vote. The motion was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

1. Discussion of Rehabilitation Guidelines for 119 Banks Street (Mack-Belk House):

Planning Director Cronin introduced Mr. Calvin Elston, who was under contract to purchase the historic Mack-Belk House at 119 Banks Street. As part of its mission, the Board is intended to serve as a resource for the community on matters related to historic rehabilitation. Mr. Elston shared with the Board some of the things he would like to do with the property after closing on the purchase, including the possible addition of a garage, minor repairs to the main structure, and landscaping modifications. The Board answered each of Mr. Elston’s questions, and provided feedback on allowable changes, materials and processes. Chairman Roman thanked Mr. Elston for attending the meeting, and for investing in one of Fort Mill’s historic homes.

There being no further business, the meeting was adjourned at 5:32 pm.

Respectfully submitted,

Joe Cronin
Planning Director



T O W N O F F O R T M I L L

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

NO. _____
(supplied by secretary)

DATE 7/25/14

Property Information

Location: Certified house no. 2A-2A Street Main Street

Located between cross streets of Main + Hwy. 160
and _____

Applicant/Owner Information

Applicant name Bayles Mock + Tim Tomlinson Telephone 803/323-7240

Mailing address PO Box 128 Fort Mill, SC 29716

Owner name (if different) _____ Telephone Same as above

Mailing address _____

Other Project Contacts

Author of drawing Diversified Signs + Graphics Telephone 803/628-1121

Contractor, if known Brian Lawton Telephone Same as above

COMMISSION STAFF CHECKLIST (to be checked by commission secretary to verify completeness of application)

___ Application, adequately filled out	___ Site plan
___ Photos of existing, overall views	___ Bldg. elevations, floor plans
___ Detail photos	___ Manufacturer's literature
___ Streetscape photos	___ Paint chips or other samples
___ commission secretary's initials	

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - Page 2

WORK SUMMARY Please check areas of proposed work and explain below as needed.

	Type of work proposed (check all that apply)	Detailed on drawings (check as appropriate)	Explained below (check as appropriate)
DEMOLITION	_____	_____	_____
REHABILITATION OF EXISTING BUILDINGS			
Foundations	_____	_____	_____
Masonry	_____	_____	_____
Siding	_____	_____	_____
Roof	_____	_____	_____
Gutters/downspouts	_____	_____	_____
Chimney	_____	_____	_____
Doors/entrances	_____	_____	_____
Windows	_____	_____	_____
Porch	_____	_____	_____
Cornice/frieze	_____	_____	_____
Ornamentation	_____	_____	_____
Awning/canopy	_____	_____	_____
Storefront	_____	_____	_____
Color/painting	_____	_____	_____
Other	<input checked="" type="checkbox"/> _____	_____	_____
(explain below)	New Sign above front door & sign above back dock door.		
ADDITIONS TO BUILDINGS			
Room addition	_____	_____	_____
Garage	_____	_____	_____
Porch or deck	_____	_____	_____
Greenhouse	_____	_____	_____
Dormer	_____	_____	_____
Skylight	_____	_____	_____
Chimney	_____	_____	_____
Other	_____	_____	_____
(explain below)			
NEW STRUCTURE	_____	_____	_____

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS, Page 3

SITE WORK

Fence or wall	_____	_____	_____
Site lighting	_____	_____	_____
Street furniture	_____	_____	_____
Special features	_____	_____	_____
Parking	_____	_____	_____
Walks, patios	_____	_____	_____
Other	_____	_____	_____
(explain below)	_____	_____	_____
GRAPHICS/SIGNAGE	✓ _____	_____	_____
MAINTENANCE	_____	_____	_____
(Explain below)	_____	_____	_____
EMERGENCY REPAIR	_____	_____	_____
(Explain below)	_____	_____	_____

EXPLAIN PROPOSED WORK: (attach continuation sheets as needed)

We would like to put a sign above front door &
above back door. (All information attached)

David D. Sullivan
Signature of Applicant

7/25/14
Date

Applicant: Have you consulted the commission's guidelines for your project?

✓ yes no

CONCEPT

QTY 1 - Double Sided

Fabricated Aluminum Hanging Sign, Sandblasted HDU Sign Panels, 3 color

Scale : NTS



PREVIEW



QTY 1 - Single Sided

Fabricated Aluminum Plate Sign, 1/4" Aluminum

Scale : NTS



Rear Entrance Wall Sign

Color Specifications:

- (C-1) - GOLD
- (C-2) - BLACK
- (C-3) - WHITE

(PRINTED COLORS ARE FOR CONCEPTUAL USE ONLY. ACTUAL COLORS TO BE CONFIRMED PRIOR TO FABRICATION.)

DIVERSIFIED SIGNS & GRAPHICS

www.diversified-signs.com

1123 James Harvey Rd
P.O. Box 1087
York, SC 29745
Phone : 803.628.1121
Fax : 803.628.1109

Date:

05/19/2014

Project:

**B. MACK
MERCANTILE**

Contact:

B. Bayles Mack

Designer:

Brian Lawton

Revisions:

- 1.
- 2.
- 3.

Conceptual

Final Production

Installation Instructions Included on Drawing

UL
Underwriters
Laboratories Inc.
LISTED
ELECTRIC SIGN
COMPLIES TO UL 48

ELECTRICAL ELEMENTS TO BE INSTALLED IN ACCORDANCE
WITH THE REQUIREMENTS OF ARTICLE 610 OF THE NATIONAL
ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.
THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS SIGN

This sign is constructed to be suitable for the
following environmental condition

Wet Damp Dry

THE CONTENTS OF THIS DRAWING AND ALL DESIGN ELEMENTS ARE
THE PROPERTY OF DIVERSIFIED SIGNS, INC. THEY ARE NOT TO
BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE
OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT
WRITTEN PERMISSION FROM DIVERSIFIED SIGNS, INC. ALL SUCH
ACTIONS ARE PROHIBITED BY LAW. © 2012 ALL RIGHTS RESERVED

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

Pages:

1 of 1

Approved By & Date:



This Drawing must be returned signed
& approved, any delay will result in
delayed production time. We DO NOT
assume responsibility for errors of any
kind. Please inspect this drawing
thoroughly to insure that all spelling is
correct and that the artwork is accurate
and correctly positioned





T O W N O F F O R T M I L L

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

NO. _____
(supplied by secretary)

DATE 8/5/2014

Property Information

BUSINESS
Location: Certified ~~house~~ no. 123 Street North White St
Located between cross streets of McCammon St
and Phillips St (Behind UC Synergetic Bldg)

Applicant/Owner Information

Applicant name Harker Doerre LLC Telephone 704-374-1948
Mailing address 2459 Wilkinson Blvd Suite 210
Owner name (if different) UC Synergetic Telephone _____
Mailing address 2102 E. Cambridge Beltway Dr. Charlotte NC 28273
(Temporary)

Other Project Contacts

Author of drawing Rite Lite Signs, Inc Telephone 704-788-7097
Contractor, if known Rite Lite Signs, Inc Telephone 704-788-7097

COMMISSION STAFF CHECKLIST (to be checked by commission secretary to verify completeness of application)

<input type="checkbox"/> Application, adequately filled out	<input type="checkbox"/> Site plan
<input type="checkbox"/> Photos of existing, overall views	<input type="checkbox"/> Bldg. elevations, floor plans
<input type="checkbox"/> Detail photos	<input type="checkbox"/> Manufacturer's literature
<input type="checkbox"/> Streetscape photos	<input type="checkbox"/> Paint chips or other samples
<input type="checkbox"/> commission secretary's initials	

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - Page 2

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	<u>Type of work proposed</u> (check all that apply)	<u>Detailed on drawings</u> (check as appropriate)	<u>Explained below</u> (check as appropriate)
DEMOLITION	_____	_____	_____
REHABILITATION OF EXISTING BUILDINGS			
Foundations	_____	_____	_____
Masonry	_____	_____	_____
Siding	_____	_____	_____
Roof	_____	_____	_____
Gutters/downspouts	_____	_____	_____
Chimney	_____	_____	_____
Doors/entrances	_____	_____	_____
Windows	_____	_____	_____
Porch	_____	_____	_____
Cornice/frieze	_____	_____	_____
Ornamentation	_____	_____	_____
Awning/canopy	_____	_____	_____
Storefront	_____	_____	_____
Color/painting	_____	_____	_____
Other	_____	_____	_____
(explain below)			
ADDITIONS TO BUILDINGS			
Room addition	_____	_____	_____
Garage	_____	_____	_____
Porch or deck	_____	_____	_____
Greenhouse	_____	_____	_____
Dormer	_____	_____	_____
Skylight	_____	_____	_____
Chimney	_____	_____	_____
Other	_____	_____	_____
(explain below)			
NEW STRUCTURE	_____	_____	_____

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS, Page 3

SITE WORK

Fence or wall	_____	_____	_____
Site lighting	_____	_____	_____
Street furniture	_____	_____	_____
Special features	_____	_____	_____
Parking	_____	_____	_____
Walks, patios	_____	_____	_____
Other	_____	_____	_____
(explain below)			
GRAPHICS/SIGNAGE	<u>✓</u>	<u>✓</u>	<u>✓</u>
MAINTENANCE	_____	_____	_____
(Explain below)			
EMERGENCY REPAIR	_____	_____	_____
(Explain below)			

EXPLAIN PROPOSED WORK: (attach continuation sheets as needed)

Illuminated Single Face Monument Sign per
Rite Lite Signs Inc Drawing # 14,279 Dated 7/30/14
Black Sign Structure with illuminated Channel
Letters



 Signature of Applicant

8/5/14

 Date

Applicant: Have you consulted the commission's guidelines for your project?

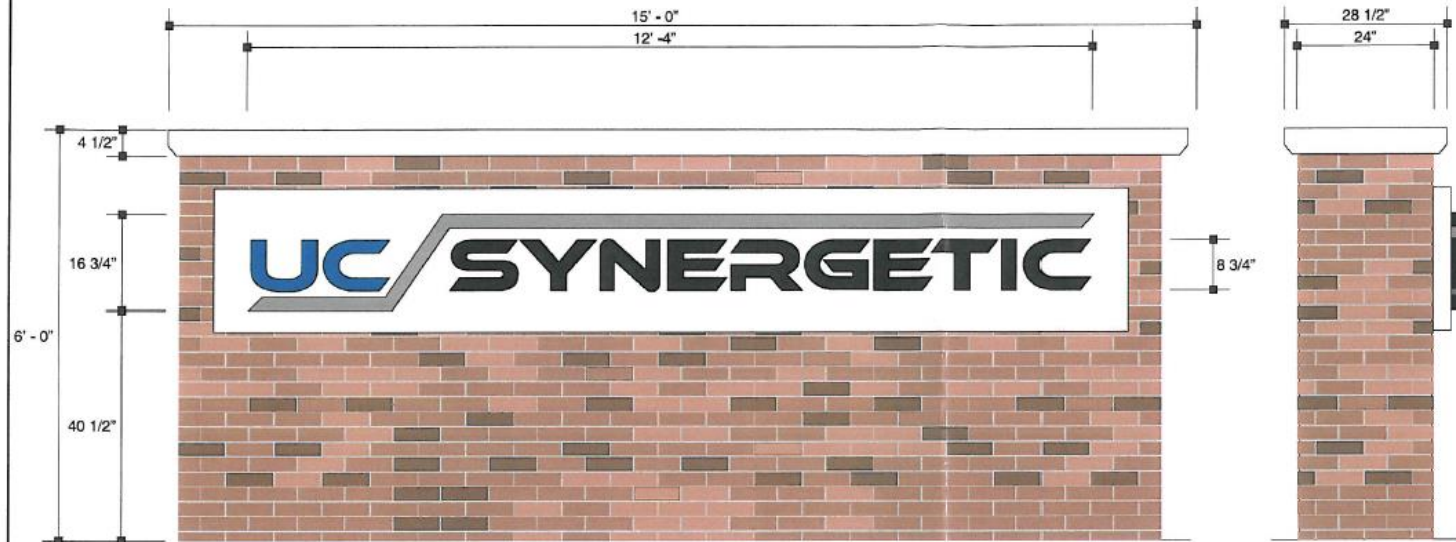
✓ yes no

114 Main Street

Request:

Repaint storefront from White to Red
 Repaint door from Red to Black
 Remove "Guns" sign and install PBPC Roof Apron
 Install PBPC logo sign on storefront

CONCEPT 1



S/F Monument Sign w/ Illuminated Channel Letters on Pan

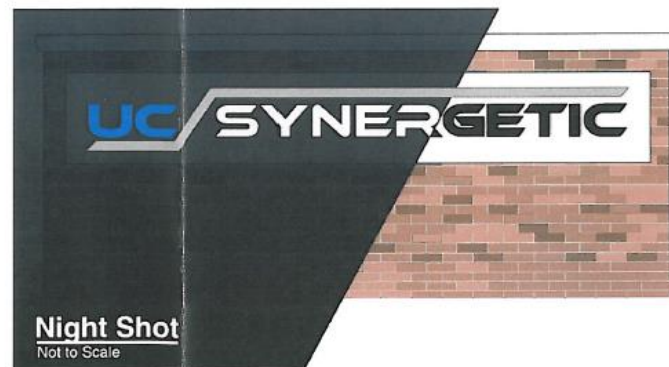
Scale: 1/2" = 1' - 0"

Side View

Color Notes:

Channel Letters

- UC 3M 3630-97 Bristol Blue Vinyl
PMS 2945 Trim / Return
- Line 3M 3630-61 Slate Gray Vinyl
PMS CG7P Trim / Return
- Copy Black - 3630-222 Dual-Color Film (Black)
Black Trim / Return
- Pan White Textured
- Illumination White L.E.D.



RITELITE
SIGNS, INC.
1000 Biscayne Drive 704.788.7097
Concord, NC 28027 fax: 704.788.7091

Client:

UC SYNERGETIC

Job Location: Fort Mill, SC

Designer: cbm

Salesperson: DC

Project #: 12474

Date: 11 July 14

Revision Date:

11 July 14cbm
17 July 14cbm
30 July 14cb

Drawing # & File Location:

14.279 abc/UUC Synergetic - Fort Mill, SC

Customer Approval:

Date:

Lead/Lord Approval:

Date:

Production Approval:

Date:

This original design is the exclusive property of Rite Lite Signs, Inc. and is protected by federal copyright laws. Any reproduction or construction of a sign similar to the one embodied herein is expressly forbidden. Should such construction occur, Rite Lite Signs, Inc. is due \$500 as compensation for their time & effort in creating each drawing.

UL UNDERWRITERS
LABORATORIES

Note: All illuminated signs are manufactured for 120 volt circuits. Letter strokes may be modified as required to accept light source.

Page: 1





T O W N O F F O R T M I L L

received
8-6-14

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

NO. _____
(supplied by secretary)

DATE 5 AUGUST 2014

Property Information

Location: Certified house no. 312 Street SKIPPER ST

Located between cross streets of AT THE CORNER OF
and SKIPPER ST. & N. WHITE ST.

Applicant/Owner Information

Applicant name SPRINGLAND, INC Telephone 548-6880

Mailing address 951 MARKET ST. SUITE 204 - FT MILL, SC 29708

Owner name (if different) - Telephone -

Mailing address -

Other Project Contacts

Author of drawing _____ Telephone _____

Contractor, if known TOD SNIPES CONST. Telephone (803) 283-7585

COMMISSION STAFF CHECKLIST (to be checked by commission secretary to verify completeness of application)

<input type="checkbox"/> Application, adequately filled out	<input type="checkbox"/> Site plan
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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - Page 2

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Siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gutters/downspouts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors/entrances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cornice/frieze	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Awning/canopy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Color/painting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(explain below)			
ADDITIONS TO BUILDINGS			
Room addition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch or deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dormer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Skylight	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(explain below)			
NEW STRUCTURE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS, Page 3

SITE WORK

Fence or wall	_____	_____	_____
Site lighting	_____	_____	_____
Street furniture	_____	_____	_____
Special features	_____	_____	_____
Parking	_____	_____	_____
Walks, patios	_____	_____	_____
Other	_____	_____	_____
(explain below)			
GRAPHICS/SIGNAGE	_____	_____	_____
MAINTENANCE	_____	_____	_____
(Explain below)			
EMERGENCY REPAIR	<u>✓</u>	_____	<u>✓</u>
(Explain below)			

EXPLAIN PROPOSED WORK: (attach continuation sheets as needed)

EXISTING MEMBRANE ROOF IS LEAKING & MUST
BE REPLACED - HISTORICAL ARTIFACTS & INSURANCE
RECORDS ARE AT RISK OF DAMAGE -



Signature of Applicant

5 AUGUST 2014

Date

SPRINGLAND, INC

Applicant: Have you consulted the commission's guidelines for your project?

____ yes ____ no



Sample Historic District Manuals

Anderson, SC

<http://www.cityofandersonsc.com/planning/design-guidelines/guidelines.pdf>

Beaufort, SC

<http://www.cityofbeaufort.org/Data/Sites/1/media/pdf/planning/publications/Milner.pdf>

<http://www.cityofbeaufort.org/Data/Sites/1/media/Departments/planning/beaufort-preservation-manual-supplement.pdf>

Conway, SC

http://www.cityofconway.com/images/Combined-LowResolution_Dec12-2012.pdf

Georgetown, SC

http://www.egovlink.com/public_documents300/georgetown/published_documents/Departments/Building%20and%20Planning/ARB/georgetown%20design%20guideline%20manual-residential.pdf

Greenville, SC

<https://www.greenvillesc.gov/PlanningZoning/pod.aspx>

Mount Pleasant, SC

<http://www.tompssc.com/DocumentCenter/Home/View/302>

Rock Hill, SC

<http://cityofrockhill.com/home/showdocument?id=1283>